



ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ

ಅಧಿಕೃತವಾಗಿ ಪ್ರಕಟಿಸಲಾದುದು
ವಿಶೇಷ ರಾಜ್ಯ ಪತ್ರಿಕೆ

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| ಭಾಗ - ೪ಎ Part - IVA | ಬೆಂಗಳೂರು, ಮಂಗಳವಾರ, ೧೭,ನವೆಂಬರ್, ೨೦೨೦(ಕಾರ್ತಿಕ, ೨೬, ಶಕವರ್ಷ ೧೯೪೨) Bengaluru, TUESDAY, 17, NOVEMBER, 2020(Karthika, 26, ShakaVarsha 1942) | ನಂ. ೫೫೧ No. 551 |
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Government of Karnataka

No. UDD 9 TTP 2020(E)

Karnataka Government Secretariat
Vikasa Soudha,
Bangalore, Date: 17.11.2020

NOTIFICATION

Whereas the State Government has amended the Karnataka Town and Country Planning Act, 1961 to allow Additional Floor Area Ratio over and above the ordinarily Permissible Floor Area Ratio specified in the Zonal Regulations of the approved master plans as Premium FAR.

The draft of the following rules further to amend the Karnataka Planning Authority Rules, 1965 which the Government of Karnataka proposes to make in exercise of the powers conferred by section 74 and read with section 18-B of the Karnataka Town and Country Planning Act, 1961. (Karnataka Act 11 of 1963), in order to levy premium charges for additional Floor Area Ratio in the Impact Zones of transport infrastructure projects and any other public infrastructure projects within the Local Planning Areas and in other areas of the approved Master Plans. The charges to be levied are hereby published for the information of all the persons likely to be affected thereby and notice is hereby given that the said draft will be taken into consideration after thirty days from the date of its publication in the Official Gazette.

Any objection or suggestion which may be received by the State Government from any person with respect to the said draft before the expiry of the period specified above will be considered by the State Government. Objections and suggestions may be addressed to the Secretary to Government, Urban Development Department, 4th floor, Vikasa Soudha, Bengaluru – 560 001.

DRAFT RULES

- Title and commencement.-** (1) These rules may be called the Karnataka Planning Authority (Amendment) Rules, 2020.

(2) They shall come into force from the date of their publication in Official Gazette.

- Insertion of Rule 37-E. In the Karnataka Planning Authority Rules, 1965, subsequent to Rule 37-D, following shall be inserted.-**

"37-E Charges to be levied in case of permission for utilizing Premium FAR.- (1) Wherever impact zones have been identified and /or in any other areas specified in the Zonal Regulations of the approved Master plans in force, the premium FAR charges shall be levied as follows.-

Premium FAR charges:-

- The guidance value of the developed site shall be taken as the base value;
- Premium FAR charges shall be 50% of the guidance value of the additional (notional) sital area and building area to be constructed using premium FAR.

Illustration:

| Particulars | |
|-----------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
| Area of the building Site | 1000 sq.m |
| Allowable F.A.R | 2.5 |
| Allowable total Built Up Area | $1000 \times 2.5 = 2500 \text{ sq.m}$ |
| Additional F.A.R permitted as Premium F.A.R (for illustration only) | 1.0 |
| Additional Built Up Area | $1000 \times 1 = 1000 \text{ sq.m}$ |
| Guidance Value of the building site | Rs. 50,000/ sq.m |
| Guidance Value of the building (for the additional floor constructed using premium FAR) | Rs. 13,000/sq.m |
| Additional (notional) site area to be considered for calculating premium F.A.R | $1000/2.5 = 400 \text{ sq.m}$ |
| Calculation of Premium F.A.R charges | |
| Guidance value of additional (notional) land | $400 \times 50,000$ $= \text{Rs. } 2,00,00,000/-$ |
| Guidance value of building | 1000×13000 $= \text{Rs. } 1,30,00,000/-$ |
| Premium F.A.R charges at 50% of increase in value of land and building | $2,00,00,000 + 1,30,00,000$ $= 3,30,00,000$ $= 1/2 \times 3,30,00,000$ $= \text{Rs. } 1,65,00,000/-$ |
| Premium F.A.R charges per sq.m | $1,65,00,000/1000$ $= \text{Rs. } 16,500/-$ |

(iii) The Premium FAR charges collected shall be deposited in a separate Head of Account of the Planning Authority.

(iv) The Premium charges so collected shall be utilised as below:

- 50% of the charges collected shall be utilised for acquisition of land reserved for roads & road widening.
- 50% of the charges collected shall be utilised for development of infrastructure & allied developmental activities in the clause mentioned under (a).

By Order and in the name of the
Governor of Karnataka,

(C.S.Shivakumaraswamy)
Under Secretary to Government,
Urban Development Department.